

ASHLAND PLANNING BOARD
MEETING MINUTES
APRIL 2, 2008
ASHLAND SCHOOL LIBRARY

Call to Order

Chairman Evleth called the meeting to order at 7PM.

Roll Call

Present – Edward D'Ambruoso, Robert Comeau, Robert Boyle, Don Latulippe, Kendall B. Hughes, Michael Evleth

Others present – Richard J. Alpers, Patricia Tucker, Anthony Randall, Jeffrey Hiltz, Christopher Randall, Gwen Randall, Gretchen Peters, Kate Furbush

Reorganization of the Board

Motion to appoint Michael Evleth as Chairman – Robert Boyle

Second – Robert Comeau

Vote 5-0-1 (Evleth) – Motion carried

Motion to appoint Kendall B. Hughes as Vice Chairman – Don Latulippe; seconded by Robert Boyle; vote 5-0-1 (Hughes) Motion carried

Motion to appoint Robert Boyle as Secretary – Michael Evleth; seconded by Don Latulippe; vote 5-0-1 (Boyle); Motion carried

Review of the Ashland Planning Board By-laws

Motion to amend Article VI Section 4 to read as follows: Should it become necessary to miss a meeting, members, both full voting and alternate, are required to call the Chairman or the town office prior to the meeting. – Kendall B. Hughes; seconded Don Latulippe; vote 6-0 in favor; motion carried

Motion to adopt the Planning Board By Laws as amended – Kendall B. Hughes; seconded Edward D'Ambruoso; vote 6-0 in favor; motion carried

Approval of Minutes – March 5, 2008

Motion to approve minutes as written with spelling corrections – Michael Evleth; seconded Edward D'Ambruoso; vote 5-0-1 (Comeau); motion carried

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Public Hearing – Janet Hiltz Revocable Trst – 2 Lot Subdivision – Tax Map 012-002-015

Don Latulippe stepped down for this hearing.

Motion to accept application as complete – Edward D’Ambruoso; seconded – Robert Boyle; vote 5-0 in favor

Agent Jeffrey Hiltz stated that the subdivision plan and road profile were the same as presented at the informational meeting on March 5, 2008.

Mr. Hiltz’s presentation followed the outline of concerns presented by Anthony Randall, agent for abutters Christopher and Gwen Randall.

[Concerns written by Anthony Randall in bold; followed by Mr. Hiltz’s answer to the concern]

Road Design

1. Contour labeled wrong at turnaround should be 746 not 748

Mr. Hiltz stated that this is a drafting error and will be corrected

2. Side slopes for new road are at 66.6% (1 1/2:1). Note 1a on sheet three say slopes shall not be steeper than 2:1 = 50%; should be 4 feet between contour lines. Concerns: slope stabilization

Mr. Hiltz stated that the drawing will have to be redrafted; note on page 3 indicates that there are erosion controls

3. Culvert at STA 0+10.5± - the new 18” culvert will be lower than existing grade and culvert will not work properly. More detail should be done in this area to protect the driveway to the south as that has only a 12” plastic pipe. The drainage must be kept in the road right of way. Maybe an alternative with that culvert is to drain into wet area on the opposite side of Highland Street. Mark Ober should review the plans; the Planning Board may want an independent engineer to review the plans.

Mr. Hiltz stated that this concern will be addressed by the engineer on the new plan.

4. The profile should show the culverts with elevations.

Mr. Hiltz stated that this will be on the plot plan and on the profile.

5. Existing culvert to be extended at STA 5 + 06±. How will just rip-rap at the outlet prevent drainage onto neighboring property (Map 012-002-021), Steep rip-rap at outlet.

Mr. Hiltz stated that he would provide a narrative by the engineers addressing this issue.

6. Benchmarks for road design, plan should show a couple.

Mr. Hiltz stated that the surveyor/engineer will stake the road with benchmarks.

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7. Should title of engineering plan be the same as the subdivision plan?

Mr. Hiltz stated that this would be corrected.

Subdivision Plan

- 1. Soil group on the plan at the driveway – 299C (cut) identified as Group 2; when I (Randall) believe the soil scientist sheet called it group 4.**
- 2. Soil area along driveway near easterly end of house. Soil scientist should double check; has group 4 soil all around it; map says 299C Group 2.**

Mr. Hiltz responded to these points stating that he will get clarification from Mr. Shauer and Mr. Boulanger.

- 3. Test Pit #105 – Copperdock Pit Log – stump dump in old fill. Limits should be shown, pit never got to original ground; only went down 11 feet.**
- 4. Mr. Shauer's letter of December 18, 2007 talks about having a conversation with Dexter Dragon at NHDES who said to count areas of fill as original soils and that is was the most cautious approach. When in fact it would not be the most cautious approach, group 4 would be. If the fill material is unacceptable for placement of a septic system, what slope category should be used then? I (Randall) think the Planning Board needs to determine if areas unacceptable for septic placement should be counted toward lot sizing. (Review subdivision regulations 2.1c and 2.1d). Mr. Randall feels that the Planning Board should be careful with allowing unacceptable fill materials to be used to create lots.**
- 5. The new property line between lots 1 and 2 is too close to the driveway, it needs to be 15 feet per Zoning Regulation 2.3b.**

Mr. Hiltz stated that this would be redrafted.

Suggested conditions for approval (Randall)

- 1. No building permit to be issued until private way has been constructed.**

Mr. Hiltz stated that he would want to build or bond the project.

- 2. No further subdivision of lots unless town sewer or water is provided.**

Mr. Hiltz indicated that he would have no problem with this condition.

- 3. Only one dwelling unit per lot unless town sewer or water is provided.**

Mr. Hiltz indicated that he would have no problem with this condition.

Mr. Randall stated that he had met with Mr. Hiltz addressing the above concerns/issues and he will await the corrections on the road design as Mr. Hiltz has stated will be done.

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Mr. Randall presented a copy of the area map with the areas of concern highlighted in color. He wants Mr. Shauer to review the labels and advise. Mr. Randall feels that the plan should show the extent of the “stump dump”. His question is can it be counted as any group or not at all. Mr. Randall stated that fill materials must stand on its own merits. Mr. Cooperdock had stated that the fill materials are not good enough to put a septic system on. Mr. Randall suggested that the Board review subdivision regulations 2.1c and 2.1d.

Member Hughes asked if the area were not counted, would it affect the 2 lot subdivision. This answer was that this would have to be recalculated.

Following discussion it was agreed that Mr. Hiltz, Mr. Latulippe and Mr. Randall would walk the lot in order to define the stump dump area. This determination would then be given to the surveyor who would recalculate for lot sizing.

Motion to continue hearing for Janet Hiltz Revocable Trust – 2 lot subdivision Map 012-002-015 to May 7, 2008 at 7 PM – Michael Evleth; seconded by Robert Boyle; vote 5-0 in favor; motion carried.

Don Latulippe rejoined the board at this time.

Old Business

The board was reminded that the work session will be working on the master plan. The focus will be to put together a public survey that will be sent out.

New Business

Mr. Alpers stated that Riveredge Marina is interested in renting space on town-owned property for a sign. It was the consensus that they would have to go before the Zoning Board to get a variance for the size of the sign.

Correspondence

The board members were reminded that the Annual Spring Planning and Zoning Conference is 4/26/08 and the deadline for registering is nearing.

Public Input None

Adjournment

Motion to adjourn at 7:50PM – Edward D’Ambruoso; seconded Robert Comeau; vote 6-0 in favor; motion carried.

Patricia Tucker, Secretary

APPROVED MAY 7, 2008

